

The Town of Gates **Planning Board** held a Public Hearing for one (2) two Items on Monday, July 27, 2026 at the Gates Town Hall Meeting Room, 1605 Buffalo Rd. beginning at 7:30PM.

MEMBERS PRESENT:

Ken Martin	Chairman
Brandon Stuhler	
Angelo Ciresi	
Joseph Argenta	
Kirk Kettinger	

John DiCaro	Town Attorney
Randy Minster	Superintendent of Public Works
Mike Ritchie	Costich Engineering, P.E
Cosmo Giunta	Town Supervisor

ABSENT:

Juan Ruiz	Alternate
-----------	-----------

Chairman Ken Martin called the meeting to order at 7:30 PM and began with the Pledge of Allegiance and a Moment of Silent Prayer.

Chairman Ken Martin motioned to approve the March 23, 2025 Planning Board Minutes as sent to the Board.

Brandon Stuhler...second

All in Favor...Aye Opposed.... None

The Town Attorney, John DiCaro verified that the Legal Notice was properly published as required by law.

795 Howard Rd Mobile Home Park

Preliminary & Final Site Plan Approval

Owner: Samuel Simone (Simone Properties LLC)
Engineer: Passero Associates
Location: 795 Howard Rd.
District: Incentive Zone (TB-Resolution #169-25)

Chairman Ken Martin asked if the applicant was present?

Cole Overhoff, Passero Associates, Project Engineer for the project which is about 500 feet South of the intersection with Buffalo Rd., it's about 2-minutes from the Town Hall. the parcel is bordered by existing mobile homes to the north and the west, an existing beauty salon to the north, a single family-home to the south. They are proposing (**used rendering to show**) the development of a 10-unit mobile Home Park consisting of Two (2) double-wide Units as seen on the eastern portion of the site and then eight (8) single-wide units. Some additional site improvements include; private access drive, driveways for tenant parking purposes, six (6) guest parking spaces

landscaping throughout the site, stormwater management areas, a crash-gate is proposed on the western end of the property for emergency vehicle access.

The site is located on a currently vacant 1.5-acre parcel that is bordered by the Neighborhood Business Zoning (NB) districts the North and South and then Multi-Family Residential District (MR) to the West. This project is part of the Incentive Zoning (**Resolution 169-25**) and the site layout that was displayed was designed to comply with the approved Incentive Zoning requirements (approved by TB on October 6, 2025). This past May (2026) they presented a concept plan to get initial comments and feedback and were given some valuable insights to the project that they have incorporated into the plans. Comments included: dialing back some of the landscaping proposed at the time along the property frontage, that they increase the minimum front-yard set-back and they propose Accessory Sheds, similar to the sheds of the existing mobile homes.

They have submitted the plans to all the relevant agencies including; Monroe County Water Authority, the Department of Public Health and Pure Waters for their reviews and all the comments have been very minor and technical in nature and will have no issues addressing all of those completely. They have also submitted plans to the Town Engineer and Fire Marshall, whose only comment was that they provide an on-site private fire hydrant which they have addressed. For traffic the ITE Trip Generation Manual was used to determine how many newly generated trips this project would develop. The morning peak hour had only four (4) total trips and the afternoon peak hour only had six (6) total trips, which is far below the threshold that would typically necessitate a traffic impact study. For water they are connecting to the existing twelve (12) inch public water main that is within the frontage easement on the property and a private water main will enter an on-site hotbox where a meter and backflow device will service the sites and after the hotbox the combined service will split into a domestic line and a fire line. Their water cap model has confirmed that the existing water system has sufficient capacity to service this development. In regards to sanitary, there is an existing public sanitary main within the easement along the frontage of the property that they're proposing to connect to. There's about 280-linear feet of private sanitary main that will service the development. Monroe County Pure Waters has reviewed the plans and have no design comments. Stormwater as shown in their SWIPP report (submitted June 18, 2026) bioretention areas with outlet patrol structures are proposed to satisfy DC water quantity and quality requirements. On June 18, 2026 they submit the Site Plan Application to the Planning Board for site plan approval. They welcomed any comments or questions. They had overheard some comments regarding easements that made sense. An easement, particularly for after the crash gate, for the portion of the drive out, off the property (which is Simone's Property), but on a different property which is the same exact thing with the under drain that is delighting off site, an easement for that would make a lot of sense as well.

Mr. Argenta asked if all the homes will be skirted and will parking be permitted on the street as he was looking at the width.

Mr. Overhoff they are providing twenty-six (26) parking spaces (code is 25).

Mr. Argenta saw that, but knows some Mobile Parks either do or do not permit street parking.

Mr. Overhoffs understanding is offsite parking in not permitted.

Chairman Martin asked if some sort of screening could be added to the hotbox especially being located in the front?

Mr. Overhoff, absolutely and has a landscaping plan which may be a little more accurate compared to the cover of their civil plans, but can absolutely provide some screening shrubs, evergreens.

Mr. Stuhler for the street view

Chairman Martin thinks once the trees they have mature it'll be up above that thing anyway so, just to get that screened from the street.

Mr. Stuhler asked if the existing Trailer Park was not going to be using this road to come out onto Buffalo Rd?

Mr. Overhoff, correct, there's an emergency crash gate that would prevent that from happening and it would only be used for emergency vehicles.

Chairman Martin to follow up on that asked if this will be a separate entity in terms of looks and how it presents to the Town?

Mr. Overhoff believes from an outside perspective it'll be the same product that's accurate.

Mr. Simone added, it'll be nice, the same.

Chairman Martin asked if they are planning on having some kind of signage out front that states the what it is?

Mr. Simone, yes, hasn't discussed what'll but, but it will be up front and similar the existing

Mr. Overhoff, the civil plans currently do not show any monument signs.

Town Attorney DiCaro, the board would like to see where a location for the sign will be, not exactly what the sign will look like.

Chairman Martin location and size to be sure it's in the Town's code or ordinance.

Mr. Overhoff will be sure to comply with all the Code requirements with location and size.

Mr. Stuhler asked if this will be 55 and older and if they are rentals?

Mr. Simone, yes, it'll be affordable living and they will rent the lot.

Open to Public

None

Side Table

Mr. Minster, all good

Mr. Ritchie, issued a comment letter and feels the board submitted even more comments and there was nothing major and is all set.

Chairman Martin asked if there are any avenues to allow storage longer?

Supervisor Giunta, no comment

Executive Session

7:43-7:46

Chairman Ken Martin motioned this is an Unlisted Action and this board has determined this project will not have an adverse impact of the environment and will make a negative declaration and no further SEQR action is required, a negative declaration of environmental significance and no further SEQR action is required.

Joe Argenta ...second

All in Favor...Aye

Opposed.... None

MOTION PASSED: NEG. DEC.

Chairman Ken Martin motioned to **GRANT Preliminary & Final Site Plan Approval of 795 Howard Rd Mobile Home Park** located at **795 Howard Rd** in an **Incentive Zone District** with the following conditions:

- The Fire Marshal must review and approve the Site Plans before the signature of the Planning Board Chairman.
- All regulatory agency stamps of approval, including from the Fire Marshal, must be affixed to the Final Plan prior to the Planning Board Chairman's signature.
- A letter of credit, sufficient to cover drainage and landscaping along with certified as-builts, must be submitted to the Superintendent of Public Works.
- All comments from the New York State Department of Transportation must be incorporated into the Final Site Plan.
- The Applicant must pay particular attention to the maintenance and cleanliness of the bordering roads and to the bordering properties during the construction phase, to the satisfaction of the Town's Department of Public Works.
- The applicant must submit (if not already done) the Final Site Review Fee to the Town of Gates prior to the Planning Board Chairman's signature on the Final Plan.
- No storage of vehicles and/or materials will be permitted on the property
- Compliance of with conditions set by Monroe County Department of Planning and Development is required.

- The drainage report must be incorporated into the Final Plan.
- All necessary easement agreements must be reviewed and approved by the Town Attorney.
- Proof of easements should be reviewed prior to the Planning Board Chairman's signature.
- All signage is to conform to the Town of Gates standards.
- Screening in front of the hotbox must be included in the Final Plan prior to the Planning Board Chairman's signature

Angelo Ciresi ...seconded. In Favor...Aye Opposed...None

MOTION PASSED: PRELIMINARY & FINAL SITE PLAN APPROVED

Chairman Ken Martin added, per the applicants request the application is **TABLED** and moved to the **Monday**, August 27, 2026 PB meeting.

St. Theodore's Catholic Church Preliminary & Final Subdivision Approval

Owner: **St. Theodore's Catholic Church**
Engineer: **Costich**
Location: **168 Spencerport Rd.**
District: **R-1-8 Residential One Family**

This application is **TABLED**.

Chairman Ken Martin motioned to **Adjourn the meeting**

Joe Argenta seconded. All in Favor...Aye Opposed...None

The meeting was ADJOURNED at 7:50PM

Respectfully submitted,
 Lily Alberto
 Recording Secretary